

86 01158

OPEN SPACE ELEMENT



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUL 23 1986

UNIVERSITY OF CALIFORNIA

86 01158

CITY OF SOUTH SAN FRANCISCO

IV. OPEN SPACE ELEMENT


OF THE

GENERAL PLAN



Resolution No. 2271 - Adopted by Planning Commission
22nd day of April, 1980

Resolution No. 58-80 - Adopted by City Council
4th day of June, 1980



Digitized by the Internet Archive
in 2024

<https://archive.org/details/C124887381>

GOALS AND OBJECTIVES

GOALS AND OBJECTIVES

FACILITY ENHANCEMENT GOAL: TO UPGRADE OUR EXISTING COMMUNITY AND NEIGHBORHOOD PARKS THROUGH CAPITAL IMPROVEMENTS AND CONTINUAL MAINTENANCE.

Objective #1

To increase quality of maintenance through effective management controls.

Policy: New positions should be utilized to increase communication and efficiency through proper supervision and training techniques.

Policy: A safety program should be initiated and continued for all personnel.

Policy: Maintenance practices and equipment should be continuously reviewed and updated to assure high productivity.

Policy: A revolving facility maintenance program should be maintained to assure maximum protection of investment.

Objective #2

Develop a five-year master plan for the upgrading of existing facilities.

Objective #3

To explore alternative funding sources.

Policy: Active legislation providing for facility improvements and maintenance should be pursued and supported.

Policy: Additional grant funding which is beneficial to the interest of the City should be pursued.

COMMUNITY BEAUTIFICATION GOAL: TO ENCOURAGE THE BEAUTIFICATION OF SOUTH SAN FRANCISCO THROUGH THE ESTABLISHMENT OF CONTROLS AND COMMUNITY AWARENESS PROGRAMS.

Objective #1

To encourage the implementation and enforcement of stricter standards for public and private development.

Policy: Landscaping standards and criteria should be prepared for all applicants constructing private developments.

Policy: Regular maintenance standards should be applied to all private and public developments to assure long range compliance with landscaping standards and improvements.

Objective #2

To encourage the increased role of review committees.

Policy: Additional members for the Beautification Sub-Committee should be recruited.

Policy: A proper system should be established to assure that the Beautification Sub-Committee reviews and provides input on all public landscape and community beautification projects.

Policy: A citizens Clean Community Committee should be established to monitor and report litter and trash problems for City action.

Objective #3

To encourage controlled planting and maintenance of trees along residential and commercial streets.

Policy: Existing policy documents regarding street trees should be condensed into a Street Tree Ordinance which is concise and current.

Policy: A master street tree program should be developed for the planting and replacement of street trees.

Policy: An official street tree list should be established, continuously updated, and made available to all developers and residents.

Objective #4

To encourage community involvement in beautification efforts.

Policy: A multi-faceted anti-litter campaign should be established involving all interested community groups.

Policy: A Beautification Awards program should be established to recognize residential and commercial landscape efforts.

Policy: Industrial and commercial participation in beautification projects should be encouraged and pursued.

FACILITY DEVELOPMENT GOAL: TO PROVIDE FOR EFFECTIVE COMMUNITY PARTICIPATION IN THE PLANNING AND FINANCING OF DEVELOPMENT PROJECTS.

Objective #1

To encourage private participation through the enforcement of regulations.

Policy: The existing sub-division ordinance should be reviewed and revised to assure adequate participation.

Policy: To explore participation from the private sector
i.e. business and corporations, and foundations.

Objective #2

To secure financial assistance through State and Federal Grants
as well as the private sector.

Policy: To support all legislation that provides the City
with beneficial funding sources.

Policy: Communication should be maintained with the San
Mateo County, State Department of Park and Recreation,
Heritage Conservation and Recreation Service, and other
resources providing current information on available grant
funds.

Objective #3

To increase community participation in facility development.

Policy: Architects and technical consultants should be
required to facilitate several public planning meetings
to provide adequate citizen input.

Policy: When appropriate, quarterly newsletter should be
utilized as a vehicle for citizen input.

Policy: Encourage participation at Commission level by
proper public notice.

THE OPEN SPACE ELEMENT

THE OPEN SPACE ELEMENT

REGIONAL PARKS

A regional park is defined as a large, multi-purpose facility serving the entire city or region. Although they are relatively large in acreage, regional parks are equally defined by their function. These parks are normally located in an area of outstanding scenic beauty or areas where they provide relief from urban stress.

There are four areas of regional significance that effect the City of South San Francisco: Oyster Point Marina/Park, San Francisco Bayfront lands, San Bruno Mountain, and the California Golf Club.

The current adopted general plan for the Oyster Point Marina/Park provides for approximately 13 acres of open space/passive recreation area and for numerous leisure activities aside from boating, i.e. a fishing pier, beach and swimming area, and picnic facilities. The City should encourage controlled development that is in accord with the accepted plan to insure the proper integration of commercial and recreational amenities.

All areas should be landscaped to City standards to insure that the facility attains the "park setting". Parking and commercial areas should be landscaped in an orderly manner to provide integrated development of all necessary amenities.

The City should continue to regulate the shoreline of the Bay to insure that property owners provide for public access and amenities in accordance with Bay Conservation and Development Commission standards. City should encourage compatible development along shoreline within City limits.

SAN BRUNO MOUNTAIN PARK (Proposed)

San Mateo County has purchased 1,100 acres along the eastridge of San Bruno Mountain to be developed into a regional park. The State of California will soon purchase the "saddle" area long the south slope. When the purchase is complete, the County will revise the master plan and environmental impact report to reflect the total project and establish a timetable for completion of development.

The City should encourage development of a regional park and recreation facility on San Bruno Mountain and monitor its progress to assure congruence with the needs of our citizens.

The California Golf Club serves as a regional recreation facility for a private group of individuals, but, provides a more public function as "open space and relief from urban strain". The City should encourage continued retention of this area as open space zoning.

COMMUNITY PARKS

A community park, by definition, is designed to accommodate the major recreational needs of 25,000 to 30,000 people and it is one that contains facilities such as ballfields, picnic areas, tennis facilities, a "club-house" or community center building, as well as passive natural areas. Two facilities in South San Francisco can be appropriately categorized as community parks: Orange Memorial Park and Westborough Park. The proposed Sign Hill Enhancement project, due to its size, would also be classified in this category.

Orange Memorial Park is the oldest public park in South San Francisco and serves as the "hub" of nearly all recreation activities in the City. At 26 acres, it is also the largest park and provides facilities for aquatic activities, tennis, soccer, baseball, picnic, community meetings and instructional programs. Over usage has impacted the park and has created other problems in parking and traffic flow. Traffic problems are heightened by the fact that Memorial Drive is a dedicated City street.

Orange Memorial Park is bordered in the rear area by approximately 11.25 acres of land privately owned by two separate parties. Purchase and development of one or both parcels could increase the functionability as well as size of the park. By centralizing and relocating the Corporation Yards to the rear of the park, 1) public and maintenance vehicle access could be separated, and 2) the fragmentation created by useable park land mixed with maintenance facilities could be eliminated. This could help alleviate current problems of parking and traffic control within the park.

Westborough Park serves as the community park for the entire Westborough and West Park development located west of the Junipero Serra Freeway. Because of the size of its service area, this park should be considered as a location for area facilities, i.e. par course, ballfields, etc. Activities at Westborough Park are hindered due to inclement weather during certain seasons of the year.

Priorities for the park should revolve around considerations that would increase its useability. Park lighting, the construction of a clubhouse (proposed in original development), and the use, where feasible, of natural barriers, i.e. trees, to assist in controlling the wind factor are recommended. There is a parcel of undeveloped property, approximately one acre in size, adjacent to the northern border of the park. Although it was originally intended for a branch library, park expansion may be considered.

There are approximately 77 total acres of open space on Sign Hill, 40% of which is owned by the City of South San Francisco. While previous studies have recommended that portions of the site be utilized for a neighborhood park, it is felt that land uses be restricted to 1) scenic lands, 2) enhancement of natural landscaping, and 3) totally undeveloped, pure open space and wildlife habitat.

Special Note: The City should continuously review and monitor undeveloped parcels of land adjacent to public parks. Whatever development which may take place on these parcels should be monitored to assure that it is compatible with the established park. In addition, policy should be clarified on the City's first right of refusal to purchase these parcels, if feasible.

NEIGHBORHOOD PARKS

A neighborhood park should contain a minimum of five acres. Amenities should include play-fields, small childrens area, and picnic facilities.

Although none meet the minimum acreage of five acres, there are three facilities in town that are currently functioning as neighborhood parks: Brentwood (3.011), Buri Buri (4.719) and Paradise Valley (3.50). These facilities all have established usage patterns and are, currently, meeting the leisure needs of the surrounding areas. But, the facilities are outdated and in need of modernizing.

Lands of Botieff

The Lands of Botieff is a 1.33 acre parcel located at the northerly base of Camaritas Drive. It is adjacent to six (6)+ acres currently owned by the South San Francisco Unified School District. The Botieff property was purchased in 1972 with Federal Housing and Urban Development funds on the basis that both agencies would jointly develop the total acres as an active recreation facility.

The service area for this proposed park site has been identified as lacking adequate open space and park facilities. The area must be a high priority and the development of park facilities must be recommended. The isolated development of the 1.33 acre parcel is not recommended. The size is insufficient to provide necessary services.

The development of additional housing on the adjacent acreage without consideration of park facilities would enhance the existing problem. If housing were developed on the adjacent acreage, the following alternatives are recommended:

1. Require the developer to provide additional land adjacent to the Lands of Botieff for open space purposes.
2. Exchange the Lands of Botieff for an equal parcel adjacent to the Alta Loma Junior High School athletic field and improve the entire area as a community park.

Buri Buri Park

A small parcel of City owned land exists between Buri Buri Park and Westborough Blvd. The parcel is not large enough nor centrally located enough to provide adequate park expansion. One option would be to develop a parking lot off Westborough Blvd. and close the existing parking lot for park expansion. Although this could help alleviate the residents concerns with the existing parking lot location, the recreational value compared to cost would make it a lower staff priority recommendation.

LINEAR PARKWAYS, PLAZAS AND POCKET PARKS

The Hahn, Wise and Associates study recommended the public park areas not be limited to the above categories. Parks, plazas, or landscaped areas are invaluable as beautification, specifically, to provide relief from the urban setting. These areas would include linear parks along utility easements, common greens, and small enclaves.

The landscape treatment and pathway development of linear easements along Colma Creek from Mission to Oak, and Orange Avenue to Spruce Avenue, are proposed in the action plan. In addition, the private development and maintenance of a landscaped setback adjacent to Chestnut Avenue from Hillside Blvd. to Grand Avenue is recommended. Such a facility would serve as a connector of Orange Memorial Park to the south slope of San Bruno Mountain and the westerly side of Sign Hill.

The quality of landscaping in future public and private development projects will be much to determine its value to the community. Landscaping should be an important consideration in all planning and completion of development.

The downtown revitalization project should serve to create an open space environment to the urban core. The revitalization of City Hall grounds along with the landscaping of Grand Avenue must be carefully planned and properly implemented to avoid future problems. City should encourage controls in areas of long term maintenance.

There are nine (9) playlots or "pocket parks" in South San Francisco ranging in size from .1 acres to .8 acres. Although the required maintenance is high in comparison to the recreational value, they are a part of our park system and most are utilized continuously.

BICYCLE TRAILS SYSTEM

It is felt that properly planned bicycle and pedestrian trails provide low cost recreational opportunities as well as safe accessibility to several areas of the community. Previous materials relating to a community bicycle trail should be reviewed and updated in the form of a master plan.

APPENDIX I

TENTATIVE ACTION PROGRAM

FACILITY ENHANCEMENT PROGRAM

IMPROVEMENT OF GENERAL MAINTENANCE

Description: The upgrading of current maintenance in City parks and landscaped areas is mandatory and must be a major part of any enhancement program.

Action Plan:

1. Increase supervision and inspection of maintenance areas
2. Proper scheduling
3. Increased training for staff
4. Herbicide certification for all Parks Division personnel

CIVIC CENTER ENHANCEMENT (30,000)

Description: Civic Center grounds is the "hub" of City government activities as well as providing needed open space for the downtown area. This project basically includes 1) irrigation, 2) re-sodding, and 3) upgrading of current landscaping.

Action Plan:

1. Upgrade existing landscape
2. Develop irrigation plan
3. Enhancement of turf areas
4. Supplemental landscape plan

Funding Source: Capital Improvement Budget

ORANGE MEMORIAL PARK (190,000)

Description: Orange Memorial Park includes 26 acres of urban park land centrally located in the community. It is, currently, the core location of a majority of recreation activities, both active and passive. An increase in the demand for leisure services has impacted the facility extensively. The improvements to existing facilities and the development of new facilities are both required.

Action Plan:

1. Landscaping of park entrance
2. Lighting: a) installation of general park lighting,
b) replacement of existing lights on softball field,
c) lighting of existing tennis courts.
3. Development of traffic flow plan
4. Redesign of parking areas
5. Re-surfacing of roadways
6. Transfer of some activities to outlying facilities.

Funding Sources: 1974 Bond Act funds
SB174 funds
Capital Improvement funds

BRENTWOOD PARK (100,000)

Description: Brentwood Park is a 3.011 acre parcel that serves as a community park facility to residents who reside in the southwesterly section of the City. It's general service area is bordered northerly by the California Golf Club, southerly by the Golden Gate National Cemetery, westerly by highway 280 and easterly by El Camino Real.

Existing amenities include play area for pre-school through elementary age children, athletic court area, restrooms, turf area, one tennis court and a ballfield restricted to younger age groups.

Action Plan:

1. Redesign of existing play area to modern standards
2. Installation of security lighting
3. Resurfacing of tennis court

Funding Sources: SB174 funds (future)
Capital Improvement funds

PARADISE VALLEY PARK (50,000)

Description: Paradise Valley Park is a 3.5 acre parcel located in the northeasterly section of the City. It's general service area is bordered northerly by Randolph Avenue, southerly by Sign Hill, westerly by Chestnut Avenue and easterly by Airport Boulevard.

Existing amenities utilized for leisure services include a turf area for softball and soccer, a passive/picnic area, and a tiny tot play area. The recreation building and the asphalt athletic court area are currently being utilized by the Neighborhood Services Center, Inc.

Action Plan:

1. Upgrading and modernization of existing building
2. Renovation of tot play area
3. Resurfacing of athletic court area
4. Installation of security lighting

Funding Source: Capital Improvement funds

WESTBOROUGH PARK (50,000)

Description: Westborough Park is a 10 acre parcel located in the westerly section of the City. It's general service area is bordered northly by King Drive, southerly by Highway 280, westerly by Skyline Boulevard and southerly by Shannon Drive.

It is a full-service facility including the following amenities: 1) large athletic turf area, picnic facilities, 2) tennis courts, a shelter picnic area, athletic court, play area, and restrooms.

Action Plan:

1. Installation of security lighting to replace vandalized fixtures
2. Renovation of picnic shelter area
3. Construction of activities building (see Facility Development Plan)

Funding Sources: Capital Improvement funds

BURI BURI PARK (25,000)

Description: Buri Buri Park is a 4.7 acre parcel that serves as a neighborhood park facility to residents who reside in the north/central section of the City. It's general service area is bordered northerly by Hickey Boulevard, southerly by Westborough Boulevard, easterly by El Camino Real and westerly by Junipero Serra Boulevard. The general service area is bordered by major arterials which isolates children to that area.

Amenities include a large turf area, baseball field (designed for elementary age groups), athletic court area, one tennis court, and a small picnic area, and a small activity building.

Action Plan:

1. Development of picnic area on slope area
2. Security lighting

Funding Source: Capital Improvement funds

SIGN HILL ENHANCEMENT (60,000)

Description: Sign Hill is located centrally within the residential areas which surround the downtown core area. It serves as a community landmark which introduces South San Francisco to the entire north county area.

The enhancement project is designed to do the following:

- 1) beautify the hill by augmenting existing wildflowers to the slope and 2) provide public access to the hill via hiking trails.

Action Plan:

1. Development and installation of irrigation system for south ridge area.
2. Introduce fire-retardant ground cover, natural grass, and wildflowers to specific areas by hydro-mulching.
3. Development recreational trails for hiking (300 yards of trail would be accessible to handicapped residents).
4. Augment existing trees with the development of community planting programs.

Funding Source: Federal Open Space Grant

ADDITIONAL PROJECTS

1. Athletic lighting for softball field at Mallarino Field (Ponderosa School)
2. Improvement to baseball field at Southwood Jr. High

COMMUNITY BEAUTIFICATION PROGRAM

CITY LANDSCAPE PROGRAM

1. Development of landscape standards for public and private areas.
2. Review all landscape plans with Beautification Sub-Committee.
3. Increase control and enforcement through office of the Superintendent of Parks and Landscape.

STREET TREE PROGRAM

1. Review and update of existing street tree ordinance.
2. Development of proper tree planting and maintenance standards for public and private lands.
3. Development of Master Street Tree replacement program.

CLEAN COMMUNITY PROGRAM

1. Development of litter cleanup program to include coordinated monthly and seasonal campaigns.
2. Organization of Clean Community Committee.
3. Beautification recognition programs for residential and industrial areas.

FACILITY DEVELOPMENT PROGRAM

APPIAN WAY PARK

Description: This project is intended to provide a neighborhood park facility to meet the leisure needs created by the establishment of new housing located just southwest of the intersection of Interstate 280 and Westborough Boulevard. The site is approximately 6.8 acres and was donated to the City by the developer of Westborough 4A. In addition, the City received \$86,400 in fees from the developers of Westborough units 4B and 4C to facilitate improvements to the proposed site.

Aside from serving subject Westborough developments, the site would provide valuable open space for community groups as well as a beautiful vista point that overlooks the community and San Francisco Bay. Development considerations should include natural landscape treatment, pathways, an exercise center, childrens apparatus and play area, picnic facilities, outdoor amphitheatre, tennis courts and a recreation building. Due to the size and location of the parcel, development of active recreational amenities such as ballfields would not be feasible.

Action Plan:

1. Solicit proposal to complete master plan
2. Development phases
3. Proceed with available funding

Funding Sources: 1974 Bond Act funds
1976 Bond Act funds
Developers Fees

EXPANSION OF ORANGE MEMORIAL PARK

Description: Orange Memorial Park is a major public recreational activity center for the community. It is heavily impacted and this project would propose the expansion of existing facilities and the addition of new ones. Relocation of both the Public Works and Parks Corporation Yard to the rear of the area with access of Chestnut would allow major space for expansion of facilities. Facilities and amenities should include expansion of picnic area, one additional ballfield, expansion of tennis courts, and a community center building.

Action Plan:

1. Acquire 4.77 acres of land adjacent to park
2. Development of a Master Plan
3. Development of park improvements by City

Funding Source: General Fund

COLMA CREEK LANDSCAPING

Description: This project involves the enhancement of Colma Creek between Orange Avenue and Spruce Avenue, and Chestnut Avenue and Oak Street with landscaping and bike paths.

Action Plan:

1. Development of landscape plan
2. Development of improvements

Funding Sources: San Mateo County Flood Control District

WESTBOROUGH PARK BUILDING

Description: This project involves the construction of a standard size recreation building at Westborough Park. This project was included as phase No.3 in the original development plan. The addition of the building would allow the department to transfer some programs and classes to the immediate area for those without transportation. An indoor facility would be conducive to the weather conditions for evening and summer programs.

Action Plan:

1. Development of building design
2. Proceed with construction as funds become available

Funding Sources: General Funds

APPENDIX II

LIST OF PARKS AND FACILITIES

<u>PARK SITE</u>	<u>ACREAGE</u>
1. Orange Memorial Park	26.000
2. Buri Buri Park	4.719
3. Brentwood Park	3.011
4. Appian Way Park (P)	6.823
5. Callan Park West	2.500
6. Paradise Valley Park	3.500
7. Sign Hill Park (P)	22.365
8. Westborough Park	10.000
9. Winston Manor Park	1.726
10. Lands of Botieff (P)	<u>1.333</u>
TOTAL	81.977

<u>PLAYLOT</u>	
1. City Hall	0.161
2. Clay Avenue Park	0.266
3. Cypress and Pine	0.286
4. Dundee Drive	0.230
5. Francisco Terrace	0.230
6. Gardiner Avenue	0.115
7. Newman & Gibbs	0.220
8. Southwood Drive	0.312
9. Zamora Court	<u>0.789</u>
TOTAL	2.609

<u>COMMON GREENS</u>	
<u>Westborough-West Park No.1</u>	
A	0.47
B	0.82
D	1.42
G	1.95
4-plex area (excl. "B")	<u>2.20</u>
<u>Westborough-West Park No.2</u>	
E	0.72
F	<u>1.139</u>
<u>Westborough-West Park No.3</u>	
3A-D	1.266
3A-E	1.919
3A-F	2.695
3A-G	1.466
3A-H	0.798
3B	5.240
3C	6.570
3D	2.240
3E	<u>1.970</u>
TOTAL	33 AC±

<u>Greenvview Commons</u>	TOTAL	1.73 AC
<u>Stonegate Ridge</u>	TOTAL	19.00 AC
<u>Willow Gardens</u>	TOTAL	1.958 AC
GRAND TOTAL		140.254 AC

BIBLIOGRAPHY

1. Hahn, Wise, and Associates, "Open Space, Conservation,
and Public Facilities Elements/General Plan: 1972
2. San Francisco Bay Conservation and Development
Commission, "San Francisco Bay Plan."
Sacramento: California Office of State Printing,
January, 1969
3. South San Francisco Zoning Ordinance, 1978.

U.C. BERKELEY LIBRARIES



C124887381

